

# Chapter 5.0 MITIGATION MONITORING PROGRAM

## INTRODUCTION

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with project development. The Environmental Impact Report for the Baltimore Ravine Specific Plan and Study Areas project (proposed project) includes mitigation measures to reduce the potential environmental effects of the project.

CEQA also requires reporting on and monitoring of mitigation measures adopted as part of the environmental review process (Public Resources Code section 21081.6). This Mitigation Monitoring Program (MMP) is designed to aid the City of Auburn in its implementation and monitoring of measures included in the Baltimore Ravine Specific Plan and Study Areas EIR.

The City of Auburn already has in place several mechanisms for implementing and monitoring the measures identified in the EIR. For example, prior to any grading or other disturbance on the project site, Improvement Plans must be reviewed and accepted by the City. The Improvement Plans will be accompanied by Conditions of Approval (COA) specifying the standards that must be met and actions that must be taken as grading and installation of the relevant improvements occurs. The COA are carried forward to subsequent City approvals, such as Tentative Maps (for single-family residential development) and Design Review Permits (for multifamily residential and commercial projects). At each stage in the approval process, the City reviews the relevant maps, plans and specifications to ensure that the appropriate COA have been implemented. The City also inspects the project site during and after construction to ensure that the COA have been met.

In some cases, the mitigation measures identified in the EIR must be implemented before Implementation Plans are prepared. For example, in some cases additional requirements need to be incorporated into the Design Guidelines for Plan Area 2, which will be submitted to the City with a Specific Plan Amendment and other subsequent proposals for Plan Area 2. All development within Plan Area 2 must be consistent with the Design Guidelines as amended. The City will review Improvement Plans, Tentative Maps and Design Review Permits and other approvals to ensure consistency with the Design Guidelines.

The mitigation measures in this MMP are taken directly from the Baltimore Ravine Specific Plan and Study Areas Draft EIR (as modified during the Final EIR process). Mitigation measures in this MMP are assigned the same number they had in the EIR. The MMP is presented in table format and describes the actions that must take place to implement each mitigation measure, the timing of those actions, the entities responsible for implementing and monitoring the actions, and verification of compliance. In most cases, the project applicant is responsible for complying with the measures, and the Community Development Department must ensure that the identified requirements are incorporated into Conditions of Approval and/or other project documents.

The following categories appear in the Mitigation Monitoring Program.

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>Impact:</b>             | Each impact statement that requires mitigation is listed in the table in the order in which the impact appears in the Draft EIR, and with the corresponding number so that the reader can refer to the EIR for a full understanding of the impact.                                                                                                                                                                                                                                                |
| <b>Mitigation Measure:</b> | Each mitigation measure that appears in the EIR is included in the MMP table. Mitigation Measures are numbered to correspond to their associated impacts. In some cases, mitigation measures were revised in the Final EIR, so the wording of the measures in this MMP may differ slightly from the Draft EIR.                                                                                                                                                                                    |
| <b>Action:</b>             | For each mitigation measure, the action by which the City will ensure that the measure will be implemented is described. As discussed above, many of the mitigation measures will become Conditions of Approval, and will be monitored through the City's regular process for Conditions.                                                                                                                                                                                                         |
| <b>Implementing Party:</b> | The individual, agency and/or organization that must implement the mitigation measure is identified. In most cases, the Applicant must undertake the measure. In some cases, agencies other than the City will be involved with implementation of a measure. For example, the Applicant will prepare a Dust Control Plan, which will be submitted to the Placer County Air Pollution Control District for review, so both the Applicant and the Air District are considered implementing parties. |
| <b>Timing:</b>             | The time at which the Action must take place is indicated.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Monitoring Party:</b>   | Ultimately, the City of Auburn is responsible for monitoring implementation of all of the mitigation measures. In most cases, the Community Development Department will take the lead on monitoring, particularly for measures that will become Conditions of Approval on tentative maps, design review permits and similar planning actions. In some cases, another City department, such as Public Works or the Fire Department, may also be involved in the monitoring of measures.            |

| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                         |                     |                                                                 |                  |
|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------|------------------|
| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                     | Action                                                                                                                  | Implementing Party  | Timing                                                          | Monitoring Party |
| <b>5.1 Aesthetics and Visual Resources</b>                                                  |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                         |                     |                                                                 |                  |
| <b>5.1-3 The proposed project would alter the visual character of the project site.</b>     | <u>PA2</u><br>5.1-3<br>a) Development Standards and Design Guidelines prepared for Future Plan Area 2 shall use a combination of separation, setbacks, stepbacks for upper floors of multi-storied buildings, avoidance of monolithic roof lines and landscaping to minimize the extent to which the new buildings conflict with existing development. | Include provisions listed in MM 5.1-3(a) through (c) in the Development Standards and Design Guidelines for Future PA2. | Applicant           | PA2 SPA                                                         | CDD              |
|                                                                                             | b) To the extent feasible, the water storage tank shall be sited, painted, and landscaped to reduce its visibility from existing and future residences.                                                                                                                                                                                                | Coordinate with PCWA regarding the design and siting of water tank to reduce visibility.                                | Applicant, PW, PCWA | PA2 SPA                                                         | CDD              |
|                                                                                             | c) Retaining walls in Future Plan Area 2 shall be designed consistent with the guidelines for retaining walls described in the BRSP Design Guidelines, which limit heights of individual walls and provide for terracing where greater retention is required.                                                                                          | Include provisions of MM 5.1-3(c) in the COA.                                                                           | Applicant           | TM, DRP for PA2                                                 | CDD              |
| <b>5.1-4 The proposed project would create new sources of light or glare.</b>               | <u>PA1/PA2/SA</u><br>5.1-4<br>a) Exterior light fixtures shall employ lighting that is compliant with "Guidelines for Good Exterior Lighting Plans" by the Dark Sky Society ( <a href="http://darkskysociety.org">http://darkskysociety.org</a> , 2009).                                                                                               | Include in the provisions of MM 5.1-4 in the COA.                                                                       | Applicant           | TM and/or DRP for PA1 and PA2, any discretionary approval in SA | CDD              |

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CDFG=State Department of Fish and Game  
IP=Improvement Plan (including grading plans)

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PA2 = Future Plan Area 2  
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| Impact                                                                                                                                  | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action                                                                                                                                                                                                                                        | Implementing Party                               | Timing                                       | Monitoring Party         |
|                                                                                                                                         | <u>PA2</u><br>b) Surfaces of multi-story buildings facing streets, open space, or residential neighborhoods shall not have reflective surfaces large enough to generate glare that creates a nuisance or safety hazard.<br>c) If future uses within the park include nighttime activities requiring overhead lights, the project applicant shall include a configuration of exterior light fixtures that emphasize close spacing and lower intensity light that is directed downward in order to minimize glare on adjacent uses and minimize impacts to night sky views. Such activity-related lights (as opposed to security lighting) shall be turned off no later than 10:00 PM to reduce the amount of disruption to adjacent receptors. | Include the provisions of MM 5.1-4(b) in the Future PA2 DG.<br>Incorporate provisions of DG in Design Review Permit<br>Include the provisions of MM5.1-4(c) in the IP Notes.<br>Include provision that lights be turned off by 10pm in CC&Rs. | Applicant<br>Applicant<br>Applicant<br>Applicant | PA2 SPA<br>DRP in PA2<br>IP<br>CC&Rs for PA2 | CDD<br>CDD<br>CDD<br>CDD |
| <b>5.1-7 The proposed project would contribute to cumulative changes in the existing visual character and views of the Auburn area.</b> | 5.1-7 Implement Mitigation Measure 5.1-3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | See Mitigation Measure 5.1-3.                                                                                                                                                                                                                 |                                                  |                                              |                          |
| <b>5.1-8 The proposed project would contribute to cumulative increases in light and glare.</b>                                          | <u>PA2</u><br>5.1-8 Implement Mitigation Measure 5.1-4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | See Mitigation Measure 5.1-4.                                                                                                                                                                                                                 |                                                  |                                              |                          |

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| Impact                                                                                                                                                    | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action                                                                                                                                                                                                                                                   | Implementing Party     | Timing      | Monitoring Party |
| 5.1 Air Quality and Climate Change                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                          |                        |             |                  |
| 5.2-1 Construction of the proposed project would generate criteria air pollutants that could expose sensitive receptors to excessive pollutant emissions. | <u>PA1/PA2</u><br>5.2-1<br>a) The project applicant shall prepare and submit a Construction Emission/Dust Control Plan to PCAPCD for review prior to issuance of a permit for mass grading. The applicant shall not break ground prior to PCAPCD review and City approval of the Construction Emission/Dust Control Plan. As part of the Plan, the following or equally effective measures shall be included:<br><br>1) The project applicant/contractor shall submit to PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the PCAPCD prior to the new equipment being used. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide PCAPCD with the anticipated construction timeline including start | Prepare and submit a Construction Emission/Dust control plan (per MM 5.2-1(a)) and calculation for heavy duty vehicles (per MM 5.2-1(b) to the PCAPCD and the City. Include the provisions of the Dust Control Plan and MM 5.3-1(b) in COA and IP Notes. | Applicant, contractors | IP, TM, DRP | PCAPCD/ PW/CDD   |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>date and name and phone number of the property owner, project manager, and onsite foreperson.</p> <p>2) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at <a href="http://www.placer.ca.gov/Departments/Air/Rules.aspx">www.placer.ca.gov/Departments/Air/Rules.aspx</a>.</p> <p>3) The project applicant/contractor shall hold a pre-construction meeting for all contractors for grading activities. The applicant/contractor shall invite PCAPCD to the pre-construction meeting in order to discuss the project's Construction Emission/Dust Control Plan with employees and/or contractors.</p> <p>4) The project applicant/contractor shall comply with PCAPCD Rules 202 and 228, which limit visible and fugitive dust emissions. The prime contractor shall retain an individual who is CARB-certified to perform Visible Emissions Evaluations</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>(VEE). This individual shall evaluate compliance with Rule 228, Fugitive Dust on a weekly basis.</p> <p>5) During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped onsite or taken to an appropriate recycling site or licensed disposal site.</p> <p>6) The project applicant/contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets if silt, dirt, mud, or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.</p> <p>7) Discharge of volatile organic compounds (VOCs) caused by the use or manufacture of cutback or emulsified asphalts for paving, road construction or road maintenance shall comply with Rule 217.</p> <p>8) The contractor shall suspend all grading operations when wind exceed 25 miles per hour and dust is affecting adjacent properties.</p> <p>9) During construction, the contractor shall minimize idling time to a maximum of 10 minutes for all diesel-powered equipment.</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>10) All projects shall comply with Rule 218 regarding use of architectural coatings containing VOCs.</p> <p>11) All onsite stationary equipment that is classified as 50 hp or greater shall obtain a PCAPCD permit pursuant to Rule 501.</p> <p>12) On-site water trucks shall apply water to any and all active grading areas three times per day during grading activities.</p> <p>b) Prior to issuance of a permit for mass grading, the project applicant shall provide a written calculation to PCAPCD that demonstrates that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used in construction, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the CARB fleet average for 2010. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the PCAPCD as described above:</p> |        |                    |        |                  |

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| Impact                                                                                                                       | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                                                                                                                   | Implementing Party                                | Timing                                                         | Monitoring Party         |
|                                                                                                                              | <a href="http://www.airquality.org/ceqa/">http://www.airquality.org/ceqa/</a> (click on the current "Roadway Construction Emissions Model").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                          |                                                   |                                                                |                          |
| <b>5.2-2 Operation of the proposed project would generate ozone precursors (ROG and NO<sub>x</sub>) and PM<sub>10</sub>.</b> | <b>PA2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                          |                                                   |                                                                |                          |
|                                                                                                                              | <p>5.2-2</p> <p>a) The following measures shall apply to residential uses:</p> <p>1) Open burning of any kind shall be prohibited.</p> <p>2) The following or equally effective measures shall be incorporated into building plans and/or specifications prior to issuance of building permits for residential uses.</p> <p>i. Natural gas lines shall be extended to backyards and patio areas for use with outdoor cooking appliances, where gas lines are available.</p> <p>ii. Electrical outlets shall be installed on the exterior of residential structures to promote the use of electrical landscape equipment.</p> <p>iii. Energy-conserving features shall be provided as options for home buyers, such as energy star appliances, radiant roof barriers, roofing material and additional insulation.</p> | <p>Include a prohibition on all burning in the COA and require that the prohibition be included in CC&amp;Rs.</p><br><p>Include provisions of MM 5.2-2(a)(2) in COA.</p> | <p>Applicant, contractors</p><br><p>Applicant</p> | <p>Residential TM and DRP</p><br><p>Residential TM and DRP</p> | <p>CDD</p><br><p>CDD</p> |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | iv. All heating and cooling units (HVAC) shall have a seasonal energy efficiency rating (SEER) of a minimum of 16 or the SEER required by Title 24, whichever is higher.<br>v. All residential units within the subdivision shall include, at the builder's discretion, at least one of the following: <ul style="list-style-type: none"> <li>• At least one "tankless" water heater per house, or</li> <li>• Upgraded insulation in all walls and ceilings that exceeds Title 24 requirements in place at the time the building permit is issued.</li> </ul> vi. In single-family residences, consistent with Rule 225, only U.S. EPA Phase II certified wood-burning devices shall be allowed. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action                                     | Implementing Party | Timing                       | Monitoring Party |
|                                                                                             | <p>vii. In multifamily units (i.e., condos, townhomes, or other attached units), consistent with Rule 225, only natural gas or propane-fired fireplace appliances shall be installed. Wood burning or pellet appliances shall not be permitted in multifamily units.</p> <p>3) The following or equally effective measures shall apply to commercial uses:</p> <p>i. All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors.</p> <p>ii. Diesel trucks shall be prohibited from idling more than five minutes and shall be required to connect to the 110/208 volt power to run any auxiliary equipment. Signage shall be provided.</p> <p>iii. Commercial uses shall indicate preferential parking spaces for employees that carpool/vanpool/ rideshare as required by the Placer County APCD. Such stalls shall be clearly demarcated with appropriate signage.</p> | Include provisions of MM 5.2-2(3) in COA . | Applicant          | Commercial TM and, or<br>DRP | CDD              |

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| Impact                                                                                                                                    | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Implementing Party                         | Timing                                                                      | Monitoring Party |
| 5.2-7 The proposed project would contribute to cumulative increases in ozone precursors (ROG and NO <sub>x</sub> ) and PM <sub>10</sub> . | PA1/PA2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |                                                                             |                  |
|                                                                                                                                           | 5.2-7<br>a) At the time a small lot map or design review application is submitted, the City, in coordination with PCAPCD, shall calculate the emissions associated with the land uses to be approved under that particular tentative map or design review permit. Based on that calculation, the applicant shall do one or a combination of the following to ensure that NO <sub>x</sub> emissions do not exceed 10 lbs per Plan Area. The City shall consult with the PCAPCD to determine whether the measures proposed by the applicant would fully offset project emissions.<br><br>i. Reduce emissions onsite by incorporating design features that would reduce NO <sub>x</sub> emissions. These features may include, but would not be limited to, energy conservation or "green" building features such solar panels, energy efficient heating and cooling, energy star appliances, and/or measures that would reduce vehicle use, such as bike lockers and transit services. | Calculate emissions associated with the land uses and identify the specific measures that will be used to reduce NO <sub>x</sub> emissions to less than 10 lbs per day, per MM 5.2-7(a). Include the specific measures in COA .<br><br>Calculate emissions associated with the land uses and identify the specific measures that will be used to ensure that there is no net increase in NO <sub>x</sub> emissions, per MM 5.2-7(a). Include the specific measures in COA. | Applicant, PCAPCD<br><br>Applicant, PCAPCD | First Tentative Map in PA1<br><br>All subsequent Tentative Maps and all DRP | CDD<br><br>CDD   |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |                    |        |                  |
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| Impact                                                                                                                           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                                                                  | <p>ii. Reduce emissions offsite within the same region (i.e., City of Auburn, Placer County) by funding energy-efficiency measures (e.g., installation of insulation and/or dual pane windows in existing buildings), vehicle emission reduction measures (e.g., replace diesel school buses with natural gas buses), and/or trip-reduction measures (e.g., bike lanes on streets that do not have them).</p> <p>iii. Participate in the Placer County Air Pollution District Offsite Mitigation Program by paying fees based on the project's contribution of pollutants (ROG and NO<sub>x</sub>), adjusted by credit received for any measures implemented under Mitigation Measures 5.2-7(b)(1) and (2). The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of small lot tentative maps.</p> <p>b) Implement Mitigation Measures 5.2-1 and 5.2-2.</p> |        |                    |        |                  |
| <b>5.2-9 The proposed project would contribute to cumulative increases in greenhouse gases, worsening global climate change.</b> | <p><u>PA1/PA2/SA</u></p> <p>5.2-9</p> <p>a) Implement Mitigation Measures 5.2-2 and 5.2-7.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                         |                            |                                                              |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action                                                                                                                                                                  | Implementing Party         | Timing                                                       | Monitoring Party |
|                                                                                             | b) Two deciduous shade trees shall be planted on each new residential lot. To the extent practicable, the shade trees shall be planted on western and southern sides of structures.<br><br>c) For new residential subdivisions, new homeowner packets shall include an information packet that contains, at a minimum, the following information: <ul style="list-style-type: none"> <li>• Commute options to inform plan area occupants of the alternative travel amenities provided, including local park and ride lots and public transit availability/ schedules; and</li> <li>• Maps showing plan area pedestrian and bicycle paths within the BRSP and south Auburn.</li> </ul> For multifamily residential developments, new homeowner, leaser or renter packets shall include the above information. | Include COA requiring two deciduous shade trees on each residential lot, per MM 5.2-9(b).<br><br>Include COA Requiring information packets as specified in MM 5.2-9(c). | Applicant<br><br>Applicant | Single Family TM<br><br>Single Family TM and Multifamily DRP | CDD<br><br>CDD   |
|                                                                                             | <u>PA2</u><br>d) The project proponent for the commercial/retail development shall submit to the City a plan for informing project employees of commute options, transit services, and bike and pedestrian facilities.<br><br>e) The landscape plans shall demonstrate that the tree planting program provides 50% tree shading within 15 years to reduce radiation and encourage the reduction of greenhouse gases.                                                                                                                                                                                                                                                                                                                                                                                         | Include the provisions of MM 5.2-9(d).in COA.<br><br>Include provisions of MM 5.2-9(e) in COA .                                                                         | Applicant<br><br>Applicant | Commercial DRP<br><br>Commercial DRP                         | CDD<br><br>CDD   |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                               |                      |                                                                           |                    |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action                                                                                                                                                        | Implementing Party   | Timing                                                                    | Monitoring Party   |
| <b>5.3 Biological Resources</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                               |                      |                                                                           |                    |
| <b>5.3-1 The proposed project could damage or destroy special-status plant species.</b>     | <u>PA1/PA2</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                               |                      |                                                                           |                    |
|                                                                                             | 5.3-1<br>a) The following measures shall be implemented to minimize or eliminate ground disturbance due to pruning and clearing for fire control in the open space within 5 feet of Brandegee's clarkia during the flowering season (March through June):<br>i. Construction fences shall encircle the plant clusters. All portions of the fence shall be placed at least 5 feet from any portion of the plant clusters.<br>ii. All tree, brush and limb removal shall be conducted with hand tools or with the smallest power tool necessary.<br>iii. Where necessary, larger limbs shall be cut into small segments and hand carried outside of the preserve to a designated refuse area. Large limbs that need to be removed shall be cut from tip to trunk, i.e., small segments cut sequentially from the tip until reaching the trunk. This will ensure large limbs do not fall and break open the ground beneath them. Branch, limb or shrub segments shall be cut small enough to easily be transported by workers on foot. Depending upon the diameter of the limbs, cut segments | Include in COA requirements identified in MM 5.3-1(a) for fire control activities on Parcel 83c.<br><br>Include the requirements of MM 5.3-1(a) in the CC&Rs. | Applicant<br><br>HOA | TM or DPR for Parcels 2, 3b and 4a and IP for Street B<br><br>Master CC&R | CDD, PW<br><br>CDD |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action                                                                                                                                                                                                                | Implementing Party                | Timing                                                                                                                                                                                                                                     | Monitoring Party      |
|                                                                                             | <p>may be between two and four feet in length. No limbs will be dragged across the ground within the preserve area.</p> <p>iv. All tree, brush and limbs that are removed shall be moved immediately outside of the preserve area. No stacking of debris shall occur within the preserve.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                       |                                   |                                                                                                                                                                                                                                            |                       |
|                                                                                             | <p><u>SA</u><br/>5.3-1</p> <p>b) Prior to a discretionary permit within the Study Areas, the project proponent for that approval shall have a biological assessment prepared by a qualified biologist. The biological assessment shall identify special-status species, their habitat and/or other biological resources that could occur in the area subject to the approval.</p> <p>c) If the Biological Assessment determines that rare plants could be present, the project proponent shall retain a qualified botanist to conduct plant surveys for special-status plant species within the area to be disturbed, including but not limited to, Jepson's onion, big-scale balsamroot, Brandegee's clarkia, and oval-leaved viburnum. The surveys shall be conducted during the appropriate time of year (March through June). The results of the survey shall be summarized in a report to the City of Auburn.</p> | <p>Provide biological assessment to the City as specified in MM 5.3-1(a).</p> <p>If biological assessment indicates that rare plants could be present, provide plant survey for plants identified in MM 5.3-1(c).</p> | <p>Applicant</p> <p>Applicant</p> | <p>In conjunction with any discretionary permit in the Study Areas</p> <p>In conjunction with any discretionary permit in the Study Areas where the biological assessment indicates rare plants could be present on the subject parcel</p> | <p>CDD</p> <p>CDD</p> |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                     |                    |                                                                                                                                                              |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                                                                                                              | Implementing Party | Timing                                                                                                                                                       | Monitoring Party |
|                                                                                             | <p>If no special-status plants are located during the surveys, no further mitigation would be required.</p> <p>If special-status plants are located during the survey, the project applicant shall implement the following measures:</p> <p>i) The project shall be redesigned to avoid the plants, to the extent feasible.</p> <p>and</p> <p>ii) (a) Mitigation Measure 5.3-1(a) shall be implemented.</p> <p>or</p> <p>(b) If the plants cannot be avoided, the project applicant shall consult with the City and the Department of Fish and Game (CDFG) regarding steps to take to off-set the loss of the plants on the project site, such as transplantation, collecting seed or clippings and replanting species in an onsite location, prior to approval of Improvement Plans for the area to be mass graded. At a minimum, at least ten (10) days prior to mass grading in the area designated as suitable rare plant habitat that supports special-status plants, the project applicant shall notify the City and CDFG that grading is to occur and aid the CDFG with collection of the</p> | If plant survey indicates that plants are present, provide documentation to City that MM 5.3-1(c) has been satisfied or include requirements of MM 5.3-1(c) in COA. | Applicant, DFG     | In conjunction with any discretionary permit in the Study Areas where the biological assessment indicates rare plants could be present on the subject parcel | CDD              |

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| Impact                                                                                                                          | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action                                                                                                                                                                                                 | Implementing Party | Timing                                                   | Monitoring Party |
|                                                                                                                                 | plant seeds, if the CDFG so chooses, pursuant to the California Native Plant Protection Act.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                        |                    |                                                          |                  |
| <b>5.3-2 The proposed project could adversely affect the Townsend's big eared bat, a California Species of Special Concern.</b> | <u>PA1/PA2/SA</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                        |                    |                                                          |                  |
|                                                                                                                                 | 5.3-2<br>a) Prior to approval of Improvement Plans for infrastructure or any grading/site clearing activities within 100 feet of the unsealed mine adit or mine shaft, or any activities associated with closing or removing any of the mine components, the project applicant shall retain a qualified biologist to conduct a survey for Townsend's big eared bats and potential roosting sites within 100 feet of the area to be disturbed. Due to the sensitivity of the species to disturbance, surveys shall not be conducted between April 1st through August 31st, which is the nursery season. | Provide bat surveys consistent with MM 5.3-2(a).                                                                                                                                                       | Applicant          | Concurrent with IP                                       | CDD              |
|                                                                                                                                 | The roosting surveys shall be considered valid for until December 31 of the year in which they are conducted, because bats may use the adits and shafts for winter roosting. If grading or clearing will occur within 100 feet of an adit or shaft that had been surveyed in prior years, but not closed or fitted with exclusion devices, then a new survey shall be conducted before grading and/or clearing begins.                                                                                                                                                                                 | Include in COA requirements that new surveys be conducted every year until construction in the vicinity of mines, adits and shafts is complete and/or the mines, adits and/or shafts have been closed. | Applicant          | TM and DRP in PA1 and PA2, discretionary approvals in SA | CDD              |
|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Include in COA requirement that if roosting sites are discovered, implement MM 5.3-2(a) through (d) .                                                                                                  | Applicant          | TM and DRP in PA1 and PA2, discretionary approvals in SA | CDD              |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>If no roosting sites or bats are found within the survey area, a letter report confirming absence shall be sent to the City of Auburn. If bat roosting sites are identified within the survey area, then they shall be avoided during the nursery season (April 1st through August 31st). A buffer zone of 100 or more shall be established around the roosting site within which no construction-related activities shall occur. The buffer zone may be reduced if the CDFG determines that a smaller buffer zone will be adequate to ensure that the bats are not disturbed.</p> <p>b) Where determined appropriate by the City in consultation with the biologist and mining geologist, adits occupied by bats shall be retained, and a Wildlife Access Structure shall be installed to prevent human access to the adit while allowing the bats to roost there. Mine gates shall be design and installed using the techniques developed by Bat Conservation International and in consultation with CDFG. This work shall be completed by a BCI recommended professional. (See also Mitigation Measure 5.5-4 regarding Wildlife Access Structures).</p> <p>c) If the adit and/or shaft is to be removed or plugged, the bats may be evicted from the mine adits or shaft between September 1 and March 31, which is outside of the nursery season (April 1<sup>st</sup></p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>through August 31<sup>st</sup>). No grading, site clearing or other construction activities may occur within 100 feet of an adit or shaft, unless the bats have been evicted and/or the shaft or adit has been properly removed or plugged. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with CDFG, that allow the bats to exit the roosting site but prevent re-entry to the site. This would include, but not be limited to, the installation of one way exclusion devices. The devices shall remain in place for a minimum of seven days and then the exclusion points and any other potential entrances shall be sealed immediately following the removal of the devices. This work shall be completed by a BCI recommended exclusion professional.</p> <p>d) If surveys determine that no bats are present, or bats have been evicted pursuant to Mitigation Measure 5.3-2(c), then the mine adits and shafts that have been surveyed shall be sealed or exclusion devices shall be installed to prevent bats from establishing themselves in these areas.</p> |        |                    |        |                  |

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| Impact                                                                                                          | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action                                                                      | Implementing Party | Timing      | Monitoring Party |
| 5.3-3 The proposed project could harm valley elderberry longhorn beetle, a federally listed threatened species. | PA1/PA2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                             |                    |             |                  |
|                                                                                                                 | 5.3-3<br>a) Final plans for improvements to Rogers Lane and Future Plan Area 2 shall be designed to avoid disturbing the existing elderberry shrub located in Parcel 88b within Future Plan Area 2.<br>b) During construction, staging, or grading activities in Parcel 41 and/or 88b orange construction fencing shall be used to ensure the elderberry shrub is not disturbed.<br>c) If the elderberry shrub will be located within 100 feet of areas to be disturbed, then measures recommended by a qualified biologist shall be implemented to protect the shrub from construction activities, including dust. If the shrub cannot be preserved in place, the project proponent shall retain a qualified biologist to develop a formal VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for take of VELB habitat pursuant to either Section 7 or Section 10(a) of the federal Endangered Species Act. Prior to removal of the shrub(s), the mitigation plan shall be reviewed and approved by the City of Auburn and the USFWS. | Include the provisions of MM 5.3-2(a) through (c) be included in the CC&Rs. | Applicant          | Master CC&R | CDD              |
|                                                                                                                 | SA<br>d) Implement Mitigation Measure 5.3-1(b).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | See Mitigation Measure 5.3-1(b)                                             |                    |             |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                           |                                          |                                                                                                                                                                                                                                                                                                                                   |                       |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Action                                                                                                                                                                                                                                                                                                                    | Implementing Party                       | Timing                                                                                                                                                                                                                                                                                                                            | Monitoring Party      |
|                                                                                             | <p>e) If the Biological Assessment required by Mitigation Measure 5.3 1(b) indicates that VELB habitat could be present in the area to be disturbed, the project proponent for that discretionary action shall hire a qualified biologist or botanist to conduct a survey to identify and document all elderberry shrubs in the subject area. This survey may be conducted concurrent with rare plant surveys. Survey and evaluation methods shall be performed consistent with the USFWS's most current VELB survey and mitigation guidelines unless an updated version is published. The results shall be valid for two years.</p> <p>If no elderberry shrubs are found in or within 100 feet of the area to be disturbed, then no further mitigation is required.</p> <p>If any elderberry shrubs are identified during the survey, then the project proponent shall implement the following measures:</p> <p>i) If practicable, the project shall be designed to avoid disturbing the existing elderberry shrub(s).</p> <p>ii) No construction, staging, or grading activities shall occur within a 100 foot radius of shrubs to be retained. Orange construction fencing shall be used to protect the area to ensure the plant is not disturbed.</p> | <p>If biological assessment indicates that Valley Elderberry could be present, provide survey for VELB identified in MM 5.3-3 (e) to City.</p> <p>If plant survey indicates that plants are present, provide documentation to City that MM 5.3-3(e) has been satisfied or include requirements of MM 5.3-3(e) in COA.</p> | <p>Applicant</p> <p>Applicant, USFWS</p> | <p>In conjunction with any discretionary permit in the SA where the biological assessment indicates Valley Elderberry could be present on the subject parcel</p> <p>In conjunction with any discretionary permit in the SA where the biological assessment indicates Valley Elderberry could be present on the subject parcel</p> | <p>CDD</p> <p>CDD</p> |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                              |                    |                                                                    |                  |
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| Impact                                                                                                                                                                                             | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                                                       | Implementing Party | Timing                                                             | Monitoring Party |
|                                                                                                                                                                                                    | iii) If one or more elderberry shrubs cannot be avoided, then the project proponent for that discretionary action shall retain a qualified biologist to develop a formal VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for take of VELB habitat pursuant to either Section 7 or Section 10(a) of the federal Endangered Species Act. Prior to removal of the shrub(s), the mitigation plan shall be reviewed and approved by the City of Auburn and the USFWS.                                                                                                                                                                                                          |                                                              |                    |                                                                    |                  |
| <b>5.3-4 The proposed project could result in removal of, or changes to the stockpond in Study Area 4, which could result in harm to special-status reptile and amphibian species, if present.</b> | <b>SA4</b><br><b>5.3-4</b><br>a) Prior to a discretionary approval that would result in removal or fill of the stockpond in Study Area 4, or in changes in the quantity or quality of water flowing into the stockpond, the Study Area 4 project proponent shall hire a qualified biologist to conduct a Site Assessment of the stock pond to determine the likelihood of California red-legged frog (CRLF) and western pond turtle (WPT) occurrence. The assessment for CRLF shall be done in accordance with the U.S. Fish and Wildlife Service's (USFWS) August 2005 "Revised Guidance on Site Assessments and Field Surveys for Red-legged Frog" or the most current requirements. The results of the Site | Provide Site Assessment as described in MM 5.3-4(a) to City. | Applicant          | In conjunction with any discretionary application for Study Area 4 | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                  |                                                                                                               |                       |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Implementing Party                                                               | Timing                                                                                                        | Monitoring Party      |
|                                                                                             | <p>Assessment shall be provided to the USFWS and will only be valid for two years per the USFWS' August 2005 "Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog."</p> <p>If the Site Assessment indicates that CRLF and/or western pond turtle are unlikely to occur in the pond, and no western pond turtles are found, no further mitigation would be required.</p> <p>b) If the Site Assessment determines that the pond could support CRLF then a survey shall be conducted in accordance with the USFWS guidelines for the CRLF.</p> <p>If no CRLF are found during the survey, no further mitigation would be required, as long as the pond is filled or removed within 2 years of the survey.</p> <p>c) If the survey finds CRFL, and the pond is to be retained, the project applicant shall initiate consultation with the USFWS to develop measures that will ensure that the pond will continue to provide adequate habitat for the CRLF by protecting water quality and ensuring that the reduction of drainage from the project site does not substantially diminish the water levels in the pond. These measures shall be consistent</p> | <p>If the Site Assessment indicates that CRLF and/or western pond turtle are likely to occur within the pond, provide to the City a survey as described in MM 5.3-4(b). The survey is only valid for a 2-year period. If construction occurs beyond the 2-year period an additional survey will be required.</p> <p>If the survey indicates that CRLF and/or western pond turtle is present in the pond, including in the COA the measures identified in MM 5.3-4(c) through (e).</p> | <p>Applicant for Study Area 4</p> <p>Applicant, USFWS for CRLF, CDFG for WPT</p> | <p>In conjunction with any discretionary permit for Study Area 4</p> <p>TM, IP and/or BP for Study Area 4</p> | <p>CDD</p> <p>CDD</p> |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |                    |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>with Mitigation Measures 5.7-3 and 5.7-4 in Section, 5.7, Hydrology and Water Quality.</p> <p>d) If Western Pond turtles (WPT) are determined to be present within the stock pond, and the pond is to be retained, exclusionary fencing shall be used to prevent the turtle(s) from entering construction area. The location of the fence shall be determined by a qualified biologist. Any turtles found in or near the construction zone shall be relocated to an appropriate area of suitable habitat a minimum of 100 feet from any active construction zone. Measures shall be implemented to ensure that the pond will continue to provide adequate habitat for the WPT by protecting water quality and ensuring that the reduction of drainage from the project site does not substantially diminish the water levels in the pond. These measures shall be consistent with Mitigation Measures 5.7-3 and 5.7-4 in Section, 5.7, Hydrology and Water Quality.</p> <p>e) If the pond cannot be retained, the project applicant shall relocate any CRLF or WPT found during surveys in a manner developed by a qualified biologist and approved by the USFWS (for CRLF) and CDFG (for WPT).</p> |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                    |                    |                                     |                  |
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| Impact                                                                                         | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                             | Implementing Party | Timing                              | Monitoring Party |
| <b>5.3-5 The proposed project could result in the loss of raptor and migratory bird nests.</b> | <u>PA1/PA2/SA</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                    |                    |                                     |                  |
|                                                                                                | 5.3-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                    |                    |                                     |                  |
|                                                                                                | a) Prior to the beginning of mass grading in the BRSP or grading subject to a grading permit in the Study Areas (including grading for backbone infrastructure), during the period between March 15 and August 30, all trees within 100 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist. If an active raptor nest is found within the project site and/or rights-of-way, and the nest is within 100 feet of potential grading or earthmoving, a fence shall be erected around the tree at a distance of 100 feet or more from the edge of the canopy to prevent construction disturbance and intrusions into the nest area. The buffer distance may be reduced if authorized by CDFG. | Include provisions of MM 5.3-5(a) through (d) in COA and IP Notes. | Applicant          | IP, DRP in BRSP; IP, TM or BP in SA | CDD              |
|                                                                                                | b) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zone), unless directly related to the management or protection of the legally-protected species, as determined by the City in consultation with a qualified biologist and/or CDFG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                    |                    |                                     |                  |
|                                                                                                | c) If an active nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                    |                    |                                     |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                              |                                  |                                                                                                        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action                                                                                                                       | Implementing Party               | Timing                                                                                                 | Monitoring Party |
|                                                                                             | <p>recovery and hacking (controlled release of captive reared young) of the nestling(s).</p> <p>d) If an active raptor nest is located in a tree designated for removal, the removal shall occur between September 1 and March 14, inclusive, or be deferred until the adults and young are no longer dependent on the nest as determined by a qualified biologist.</p>                                                                                                                                                  |                                                                                                                              |                                  |                                                                                                        |                  |
| 5.3-6 The proposed project could result in fill of Waters of the U.S.                       | <u>PA1/PA2</u><br>5.3-6<br>a) If any wetlands or portions of wetlands identified in the verified delineation would be filled or disturbed by project development, the project applicant shall obtain the appropriate 404 permit and/or Streambed Alteration Agreement, if required.                                                                                                                                                                                                                                      | Identify wetlands on the TM or the site plan submitted with the DRP.<br><br>Include the provisions of MM 5.3-6(a) in the COA | Applicant<br><br>Applicant, ACoE | TM; DRP<br><br>TM, DRP                                                                                 | CDD<br><br>CDD   |
|                                                                                             | <u>SA</u><br>b) Implement Mitigation Measure 5.3-1(b).<br>c) If the Biological Assessment required by Mitigation Measure 5.3-1(b) indicates that wetlands could be present, the project proponent for that discretionary action shall have prepared a wetland delineation for the subject area. A copy of the wetland delineation shall be provided to the City for their review prior to submission to the Army Corps of Engineers for verification. If no wetlands would be filled, no additional action is necessary. | Provide verified wetlands delineation to the City.                                                                           | Applicant, ACoE                  | See Mitigation Measure 5.3-1(b)<br><br>In conjunction with any discretionary action in the Study Areas | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                        |                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                         |                    |                                     |                  |
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| Impact                                                                                                                             | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                              | Action                                                                                                                  | Implementing Party | Timing                              | Monitoring Party |
|                                                                                                                                    | d) If any wetlands or portions of wetlands identified in the delineation would be filled or disturbed by project development, the applicant shall obtain the appropriate 404 permit and/or Streambed Alteration Agreement.                                                                                                                                                                      | Obtain a 404 permit and/or Streambed Alteration Agreement.                                                              | Applicant          | IP, BP                              | CDD              |
| <b>5.3-7 The proposed project would result in the loss of native trees.</b>                                                        | <u>PA1/PA2</u><br>5.3-7 A minimum of 50 percent of the trees planted to comply with the City's Tree Preservation Ordinance shall be native species found within the BRSP area.                                                                                                                                                                                                                  | Include the provisions of MM 5.3-7 in the COA. Improvement plans shall include the provisions of MM 5.3-7 in the Notes. | Applicant          | IP, TM, DRP                         | CDD              |
| <b>5.3-10 Construction of offsite infrastructure could result in the loss of or harm to biological resources.</b>                  | <u>PA1/PA2/SA</u><br>5.3-10<br>a) Prior to grading or construction of offsite infrastructure, surveys of the offsite infrastructure areas to be disturbed shall be conducted for nesting raptors as described in Mitigation Measure 5.3-5. If any active nests are identified, implement Mitigation Measure 5.3-5.<br>b) Implement Mitigation Measure 5.3-7 to offset the loss of native trees. | Include provisions of MM 5.3-5(a) in COA and IP Notes.<br><br>See Mitigation Measure 5.3-7                              | Applicant          | IP, DRP in BRSP; IP, TM or BP in SA | CDD              |
| <b>5.3-11 The proposed project would contribute to the cumulative loss of habitat for special-status plant and animal species.</b> | <u>PA1/PA2/SA</u><br>5.3-11 Implement Mitigation Measures 5.3-1 through 5.3-4.                                                                                                                                                                                                                                                                                                                  | See Mitigation Measures 5.3-1 through 5.3-4                                                                             |                    |                                     |                  |
| <b>5.3-12 The proposed project would contribute to the cumulative loss of habitat for nesting raptors and migratory birds.</b>     | 5.3-12 Implement Mitigation Measures 5.3-5 and 5.3-10(a).                                                                                                                                                                                                                                                                                                                                       | See Mitigation Measures 5.3-5 and 5.3-10(a)                                                                             |                    |                                     |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action                                                                                            | Implementing<br>Party | Timing                               | Monitoring<br>Party |
| 5.3-13 The proposed project would contribute to the cumulative loss of wetland habitat.     | 5.3-13 Implement Mitigation Measure 5.3-6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | See Mitigation Measure 5.3-6                                                                      |                       |                                      |                     |
| 5.3-14 The proposed project would contribute to the cumulative loss of trees.               | 5.3-14 Implement Mitigation Measures 5.3-7 and 5.3-10(b).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | See Mitigation Measures 5.3-7 and 5.3-10(b)                                                       |                       |                                      |                     |
| 5.4 Cultural and Paleontological Resources                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                   |                       |                                      |                     |
| 5.4-1 The proposed project could damage or destroy onsite historical resources.             | <u>PA2</u><br>5.4-1<br>a) Prior to approval of the first grading permit in Future Plan Area 2, the project proponent for that grading permit shall hire a historian who meets the Secretary of the Interior's Standards for Historian or other qualified professional, subject to the City's Community Development Department (CDD) approval, to prepare and submit for approval to the CDD a research paper or article that provides a history of mining operations on the project site specifically as it relates to the potential mining district. The research paper or article shall identify the research methodology used to prepare the paper or article. No field work will be required to prepare this paper. The research design shall specify a thesis and pertinent questions that will be answered in the historical paper or article. The paper or article shall be submitted to the following repositories at a minimum: the Placer County | Submit a report on the history of mining operations in the BRSP area as described in MM 5.4-1(a). | Applicant             | In conjunction with first IP for PA2 | CDD                 |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                                                                                                                                                                                                 | Implementing Party                | Timing                                                                                                       | Monitoring Party      |
|                                                                                             | Historical Society, the California History Room of the California State Library, and the California Geological Survey Library. If feasible, the paper or article (or an excerpt or summary) may also be published in a local newspaper or in the bulletin of the Placer County Historical Society.                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                        |                                   |                                                                                                              |                       |
|                                                                                             | <p><u>SA</u></p> <p>b) Prior to any discretionary approval in the Study Areas, a cultural resource assessment shall be conducted by a professional archaeologist for the area to be disturbed under the proposed approval.</p> <p>c) If the cultural resource assessment indicates that there could be historical resources or unique archaeological resources present in the area to be disturbed, an archaeological investigation shall be conducted that includes a records search, a pedestrian survey of the project site, and preparation of a technical report that documents the findings of the investigation and provides recommendations for eliminating or reducing impacts on significant archaeological resources.</p> | <p>Provide a cultural resource assessment as described in MM 5.4-1(b).</p> <p>If the cultural resource assessment indicates that an archeological investigation is warranted, provide an archaeological investigation as indicated in MM 5.4-1(c).</p> | <p>Applicant</p> <p>Applicant</p> | <p>Prior to any discretionary approval in SA</p> <p>In conjunction with any discretionary approval in SA</p> | <p>CDD</p> <p>CDD</p> |

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| Impact                                                                                                                | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action                                                                                                         | Implementing Party | Timing                                                      | Monitoring Party |
|                                                                                                                       | <p>d) If the cultural resource assessment indicates that there are buildings or structures over 45 years of age within the project boundaries, the project proponent for the subject approval shall hire a qualified professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History to evaluate the historic significance of the buildings or structures over 45 years of age.</p> <p>e) For any site that qualifies as a historical resource or unique archaeological resource, treatment of the resource shall follow standard professional procedures, including, but not limited to, avoidance, protection, capping, data recovery, written and photographic documentation, and/or other measures identified in California Public Resources Code section 21083.2.</p> | If a historic or archaeological resource is present, include in the COA the provisions of MM 5.4-1(d) and (e). | Applicant          | In conjunction with any discretionary approval in SA        | CDD              |
| <b>5.4-2 The proposed project could damage or destroy previously-identified prehistoric archaeological resources.</b> | <p><u>PA1/PA2</u></p> <p>5.4-2 Prior to approval of grading permits for areas shown on confidential Figure 5.4-C (showing UAIC areas of concern), the project applicant shall hire a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to conduct further archaeological investigations of CA-PLA-119 and other identified areas of concern in coordination with the appropriate representative from the UAIC. The investigation shall include</p>                                                                                                                                                                                                                                                                                                                     | Include the requirements of MM 5.4-2 in the COA and IP Notes.                                                  | Applicant          | TM, DRP and IP for areas shown in confidential Figure 5.4-C | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                 |                    |                                                                   |                  |
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| Impact                                                                                                                                     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action                                                                          | Implementing Party | Timing                                                            | Monitoring Party |
|                                                                                                                                            | subsurface testing to determine the presence or absence of cultural materials. Any cultural resources discovered during the investigation shall be evaluated to determine if they qualify as a historical resources or unique archaeological resources as defined in CEQA Guidelines section 15064.5. For any site that qualifies as a historical resource or archaeological resource, treatment of the resource shall follow standard professional procedures, including, but not limited to, avoidance, protection, capping, data recovery, written and photographic documentation, or other measures identified in California Public Resources Code section 21083.2. |                                                                                 |                    |                                                                   |                  |
| <b>5.4-3 The proposed project could damage or destroy previously undiscovered prehistoric or historic-period archaeological resources.</b> | <u>PA1/PA2</u><br>5.4-3<br>a) Following vegetation clearing and prior to grading, excavation, or other earth-disturbing activities on the portions of the project site that could not be surveyed due to vegetation coverage or other restrictions (see Figure 5.4-2), a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall conduct a field survey of the areas. If the field survey identifies no sites, surface artifacts, or evidence of subsurface resources, no further field studies shall be required. If                                                                                        | Include the requirements of MM5.4-3(a) in the COA, the IP Notes and the CC&R's. | Applicant          | IP and TM for unsurveyed areas shown in Figure 5.4-2; Master CC&R | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                       |                       |             |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action                                                                | Implementing Party    | Timing      | Monitoring Party |
|                                                                                             | <p>the field survey identifies cultural resources or evidence or subsurface resources, appropriate measures, including subsurface testing, shall be conducted to determine, to the extent feasible, the extent of the discovered resources. Any cultural resources discovered during the investigation shall be evaluated to determine if they qualify as a historical resources or unique archaeological resources as defined in CEQA Guidelines section 15064.5. For any site that qualifies as a significant historical resource or archaeological resource, treatment of the resource shall follow standard professional procedures, including, but not limited to, avoidance, protection, capping, data recovery, written and photographic documentation, and/or other measures identified in California Public Resources Code section 21083.2.</p> <p>b) Construction personnel shall be informed of the possibility of buried cultural resources anywhere within the project site and the protocol to be followed if a cultural resource is encountered. Prior to the onset of grading, the project applicant shall distribute the cultural resources handbook provided in Appendix J, or an equivalent handbook, to construction personnel. The handbook shall explain the procedures to follow if cultural resources and human remains are</p> | <p>Include the provisions of MM 5.4-3(b) in the COA and IP Notes.</p> | Applicant, contractor | IP, TM, DRP | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                       |                       |             |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                                                                | Implementing Party    | Timing      | Monitoring Party |
|                                                                                             | <p>encountered, provide a list of important contact information and phone numbers, and include written descriptions and photographic examples (where possible) of cultural resources. The project applicant may also hire a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to conduct a pre-construction training of all construction personnel involved in grading and excavation activity.</p> <p>c) In the event that any subsurface archaeological resources are discovered during construction-related earth-moving activities anywhere on the project site, all ground-disturbing activity within 100 feet of the resources shall be halted and the CDD shall be notified. If the resources appear to be prehistoric and/or of Native American origin, the City's Community Development Department (CDD) shall contact the United Auburn Indian Community (UAIC). The CDD shall consult with the archeologist and representatives from the UAIC (for prehistoric/native resources) to assess the significance of the find. If the find is determined to be significant by the archaeologist (i.e., the find meets federal or state standards for significance and/or is a unique archaeological resource), then representatives of the City of Auburn,</p> | <p>Include the provisions of MM 5.4-3(c) in the COA and IP Notes.</p> | Applicant, contractor | IP, TM, DRP | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |                                                              |                    |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action                                                                | Implementing Party                                           | Timing             | Monitoring Party |
|                                                                                             | <p>the UAIC (for prehistoric/native resources), and the qualified archaeologist shall meet to determine the appropriate course of action, with the City of Auburn making the final decision. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards.</p> <p>d) If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code section 5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code section 5024.1, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site, the archaeologist shall recommend to the City measures that would preserve the integrity of the site or minimize damage or destruction of the site. Appropriate measures could include any or a combination of the following:</p> | <p>Include the provisions of MM 5.4-3(d) in the COA and IP Notes.</p> | <p>Applicant, contractor, United Auburn Indian Community</p> | <p>IP, TM, DRP</p> | <p>CDD</p>       |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                    |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>1) Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization (e.g., the UAIC), if such an organization is willing to accept and maintain such an easement, or a cultural resource organization that holds conservation easements, or sale to UAIC or other interested tribal organization;</p> <p>2) An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or</p> <p>3) Other measures intended to minimize impacts to the Native American Cultural Place consistent with land use assumptions and the proposed design and footprint of the development project for which the requested grading permit has been approved.</p> <p>After receiving such recommendations, the CDD shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of land use assumptions and the proposed design and footprint of the development project. In reaching conclusions with respect to these</p> |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                     |                                                                       |                 |                  |
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| Impact                                                                                                                | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Action                                                              | Implementing Party                                                    | Timing          | Monitoring Party |
|                                                                                                                       | recommendations, the CDD shall consult with both the project applicant and the most interested and appropriate tribal organization.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                     |                                                                       |                 |                  |
|                                                                                                                       | SA<br>e) Implement Mitigation Measures 5.4-1(b) through (e), 5.4-3(c), and 5.4-3(d).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | See Mitigation Measures 5.4-1(b) through (e), 5.4-3(c) and 5.4-3(d) |                                                                       |                 |                  |
| <b>5.4-4 The proposed project could disturb human remains, including those interred outside of formal cemeteries.</b> | PA1/PA2/SA<br>5.4-4 If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the remains shall be halted immediately, and the City's Community Development Department (CDD), and the County coroner shall be notified immediately. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) and the UAIC shall be notified within 24 hours of the determination that the remains are Native American, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC or UAIC. As necessary, the archaeologist may provide | Include the provisions of MM 5.4-4 in the COA and IP Notes.         | Project contractor(s), County Coroner, Untied Auburn Indian Rancheria | IP, TM, DRP, BP | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             |                       |                 |                  |
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| Impact                                                                                                  | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action                                                      | Implementing Party    | Timing          | Monitoring Party |
|                                                                                                         | professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The CDD shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project applicant shall implement approved mitigation, to be verified by the CDD, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.                                                                                                                               |                                                             |                       |                 |                  |
| <b>5.4-5 The proposed project could destroy paleontological resources within the Mehrten Formation.</b> | <u>PA1/SA1</u><br>5.4-5 In the event that paleontological resources are discovered during earth-moving activities, ground-disturbing activity within 100 feet of the resources shall be halted until a qualified paleontologist has examined the resources and assessed their significance. If the resources are determined to be significant, the City's Community Development Department (CDD) and the qualified paleontologist shall determine the appropriate course of action (i.e., any additional exploratory measures deemed necessary for the further evaluation of and/or mitigation of adverse impacts to the resources), with the City of Auburn making the final decision. All | Include the provisions of MM 5.4-5 in the COA and IP Notes. | Project contractor(s) | IP, TM, DRP, BP | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                          |                               |                                                                           |                  |
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| Impact                                                                                                                 | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                                                                                                   | Implementing Party            | Timing                                                                    | Monitoring Party |
|                                                                                                                        | significant paleontological resources recovered shall be subject to scientific analysis and professional curation. A report of these activities shall be prepared for the City by the paleontologist consistent with current professional standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                          |                               |                                                                           |                  |
| <b>5.4-6 Construction of offsite bridges could adversely affect historical resources associated with the railroad.</b> | <p><u>PA1/PA2</u></p> <p>5.4-6 The project applicant should install commemorative markers in close proximity to the following resources: CA-PLA-841H (The First Transcontinental Railroad), CA-PLA-982H (Eastbound Southern Pacific Railroad), BR11H (Baltimore Ravine Embankment), and P-31-1757H (Bloomer Cut). The markers shall be prepared in consultation with a professional historian or other qualified individual or individuals with demonstrated knowledge of local railroad history. The commemorative markers should be clearly visible to both pedestrian and vehicular visitors to the resources. The development of the commemorative markers should also be prepared in coordination with the City of Auburn Community Development Department, who shall have final approval of the design and placement of the markers.</p> | Include provisions of MM 5.4-6 in the COA for projects in proximity to the resources listed in MM 5.4-6. | Applicant, Project contractor | TM, DPR for projects located in proximity to resources listed in MM 5.4-6 | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                                                                                                     |                                                                                                                                                                                                                                                                                             |                                                                  |                    |        |                  |
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| Impact                                                                                                                                                                                                          | Mitigation Measure                                                                                                                                                                                                                                                                          | Action                                                           | Implementing Party | Timing | Monitoring Party |
| 5.4-7 Construction of offsite infrastructure could damage or destroy previously undiscovered prehistoric or historic-period archaeological resources or human remains.                                          | PA1/PA2/SA<br>5.4-7 Implement Mitigation Measures 5.4-3(b), 5.4-3(c), 5.4-3(d), and 5.4-4.                                                                                                                                                                                                  | See Mitigation Measures 5.4-3(b), 5.4-3(c), 5.4-3(d), and 5.4-4. |                    |        |                  |
| 5.4-8 Construction of offsite infrastructure could destroy unique paleontological resources within the Mehrten Formation.                                                                                       | PA1<br>5.4-8 Implement Mitigation Measure 5.4-5.                                                                                                                                                                                                                                            | See Mitigation Measure 5.4-5.                                    |                    |        |                  |
| 5.4-9 The proposed project would contribute to cumulative losses of historic and prehistoric resources in Placer County and the greater region.                                                                 | PA1/PA2/SA<br>5.4-9 Implement Mitigation Measures 5.4-1 through 5.4-4 and 5.4-6.                                                                                                                                                                                                            | See Mitigation Measures 5.4-1 through 5.4-4 and 5.4-6.           |                    |        |                  |
| 5.4-10 The proposed project would contribute to the loss of paleontological resources in the foothills of Placer County and along the eastern margin of the Central Valley from Yuba County to Mariposa County. | PA1/SA1<br>5.4-10 Implement Mitigation Measure 5.4-5.                                                                                                                                                                                                                                       | See Mitigation Measure 5.4-5.                                    |                    |        |                  |
| <b>5.5 Geology, Soils, and Mineral Resources</b>                                                                                                                                                                |                                                                                                                                                                                                                                                                                             |                                                                  |                    |        |                  |
| 5.5-3 The proposed project could increase erosion and/or subject development to unstable soil on slopes in the project site.                                                                                    | PA1/PA2<br>5.5-3 Implement Mitigation Measure 5.7-4 (Section 5.7, Hydrology and Water Quality), which requires periodic inspection of unpaved trails for signs of erosion and the long-term maintenance of trails to minimize the potential for increased erosion as a result of trail use. | See Mitigation Measure 5.7-4                                     |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |                             |             |                  |
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| Impact                                                                                                                                                                       | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                 | Implementing Party          | Timing      | Monitoring Party |
| 5.5-4 The project site is located on property under which there are known abandoned mine pits, shafts, and adits, which could present a human health and/or property hazard. | <p>PA1/PA2</p> <p>5.5-4</p> <p>a) The following shall be implemented under the direction of a Professional Engineer (P.E.) or Certified Engineering Geologist (C.E.G.) and verified by the project geotechnical engineer of record to manage the surface openings and underground workings associated with historic mining at the project site to minimize potential ground stability problems. The project geotechnical engineer of record shall provide documentation to the City of Auburn demonstrating compliance with this mitigation measure, and shall advise City staff immediately if conditions warrant additions to, or modifications of, the specific methods identified in this mitigation measure in order to protect public safety. The City shall monitor implementation of this mitigation measure by ensuring grading permits are conditioned appropriately and through the inspection process.</p> <p>The mitigation approaches are divided into four categories, corresponding to the four general types of mine hazards at the site: underground workings, subsidence or collapse, surface features (e.g., excavations), and footing and foundations. The project geotechnical engineer of record shall determine which of the categories apply to specific situations, to the extent such</p> | Incorporate the provisions of MM 5.5-4(a) into the COA, and the CC&Rs. | Applicant, project engineer | IP, TM, DRP | CDD, PW          |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                    |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>a determination can be made prior to approval of final grading plans by the City. In the event such a determination cannot be made prior to issuance grading permits (e.g., heavy vegetation that has not yet been removed), the geotechnical engineer of record shall observe grading activities to determine whether underground workings, subsidence/collapse features, excavations, or foundations/footings could be disturbed. If such features are encountered and the specific methods outlined in this mitigation measure have not been previously incorporated into grading permit specifications, work shall stop immediately, and the feature shall be assessed by a C.E.G. or P.E. to determine appropriate geotechnical engineering methods to remediate the hazard. All remedial measures shall be implemented under the direction of a C.E.G. or P.E.</p> <p>i) <b>Underground Workings</b><br/>           Plugging of Openings to Underground Workings: Openings to underground workings in areas designated as ULDR, MDR, UHDR, or that in the opinion of the site owner or geotechnical engineer of record pose a significant risk to people or infrastructure, including those that are partially or completely blocked with undocumented fill, shall be plugged. Plugs for</p> |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                    |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>openings shall be designed by and installed under the direction of a C.E.G. or P.E. working with the geotechnical engineer of record for the site. When plugging openings, undocumented fill shall be removed and an engineered plug installed as directed by the responsible Geotechnical Engineer. In those instances where it is necessary to plug openings that provide critical habitat for species of concern, the plugging shall be conducted in coordination with the project biologist, and in such a manner as to minimize disturbance to the species of concern.</p> <p>Fencing to Restrict Access:<br/>Openings in areas designated as LDR, open space, or right-of-way that in the opinion of the site owner or geotechnical engineer of record do not pose a significant risk to people or infrastructure shall be fenced to restrict access. Fencing shall consist of six-foot high open fencing and posted with warning signs.</p> <p>Wildlife Access Structures:<br/>Openings that are designated by the project biologist as providing access for bats, and that are in areas designated as ULDR, LDR, OS, right-of-way or that in the opinion of the site owner or geotechnical</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>engineer of record do not pose a significant risk to people or infrastructure shall be covered by a wildlife access structure (e.g., bat gate) to restrict human access, without significantly decreasing access for the particular species of concern. Wildlife access structures shall be constructed in accordance with specifications prepared by or for the United States Department of the Interior, United States Army Corps of Engineers, California Department of Conservation, and/or Bat Conservation International.</p> <p>ii) <b>Subsidence or Collapse</b><br/>During grading, in the event a suspected subsidence or collapse feature is encountered, work shall stop immediately, and the construction contractor shall notify the geotechnical engineer of record. The feature shall be assessed by a C.E.G. or P.E. to determine appropriate geotechnical engineering methods to remediate the hazard. All remedial measures shall be implemented under the direction of a C.E.G. or P.E.</p> <p>iii) <b>Surface Mining Features (Excavations)</b><br/>For the following, a distinction is made between excavations that are less than five feet deep and those that are at least five feet or deeper,</p> |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |                    |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>where applicable. The five-foot depth is established as the criterion because it is the minimum depth at which excavations must shored in accordance with Cal-OSHA regulations, should personnel enter them.</p> <p>Placement of Engineered Fill: Areas designated as LDR, MDR, ULDR, UHDR, mixed-use, or that in the opinion of the site owner or geotechnical engineer of record pose a significant risk to people or infrastructure (regardless of the five-foot-depth criterion), shall be filled with engineered fill. The design and placement of engineered fills shall be conducted under the supervision of the project geotechnical engineer of record to comply with the requirements of the project geotechnical report.</p> <p>If an excavation less than five feet deep that in the opinion of the site owner or geotechnical engineer of record does not pose a significant risk to people or infrastructure is located in an area designated as open space (OS) or right-of-way, it shall be filled, fenced to restrict access, or avoided.</p> <p>Fencing of Excavations Less Than Five Feet in Depth to Restrict Access: Excavations less than five feet deep in areas that in the</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>opinion of the site owner or geotechnical engineer of record do not pose a significant risk to infrastructure and with sides sloped at or greater than one horizontal to one vertical (1H:1V) may be fenced to restrict access instead of being filled. Fencing shall consist of six-foot high open fence.</p> <p>Fencing of Excavations Five Feet or More in Depth to Restrict Access: Excavations five feet or more in depth in areas that in the opinion of the site owner or geotechnical engineer of record do not pose a significant risk to infrastructure may be fenced to restrict access instead of being filled. Fencing shall consist of six-foot high open fence and shall be posted with signs warning unauthorized people to keep out.</p> <p>Avoidance of Excavations Less Than Five Feet Deep: If an excavation less than five feet deep is located in an area that in the opinion of the site owner or geotechnical engineer of record does not interfere with or pose a significant risk to people or infrastructure, it shall be avoided without backfilling or fencing. However, if the sides of an unfenced excavation are sloped at or greater than 1H:1V, the sides shall be</p> |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                           |                     |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action                                                                                                                    | Implementing Party  | Timing | Monitoring Party |
|                                                                                             | <p>regraded to an angle less than 1H:1V. Avoidance shall not be used to manage excavations five feet or more in depth.</p> <p>iv) <b>Footings and Foundations</b><br/>Footings and foundations associated with historic mining shall be avoided. If avoidance is not possible, footings and foundations shall be removed as follows:</p> <ul style="list-style-type: none"> <li>If footings and foundations are found in areas designated as LDR, MDR, ULDR, UHDR, mixed-use, or right-of-way, the footing or foundation shall either be removed or development performed in a manner that does not disturb the footing or foundation. Footings and foundations in areas designated as open space (OS) should not be disturbed.</li> <li>If foundations are to be removed, the applicant shall implement Mitigation Measure 5.4-1(a).</li> </ul> |                                                                                                                           |                     |        |                  |
|                                                                                             | <p><u>SA</u></p> <p>b) i) As part of the geotechnical report prepared for a tentative subdivision map or building permit for development in the Study Areas, determine if mines are present in the subject area. If no mine adits,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Provide a Geotechnical Report to the City that indicates if any mine shafts, adits, or other mining features are present. | Applicant, engineer | TM; BP | CDD, PW          |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |                     |                                                                                  |                  |
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| Impact                                                                                                                                                                                                                     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action                                                               | Implementing Party  | Timing                                                                           | Monitoring Party |
|                                                                                                                                                                                                                            | shafts or other features are present, no further mitigation would be required.<br><br>ii) If any mine features are present, implement Mitigation Measure 5.5-4(a)(i) through (iv).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | See Mitigation Measure 5.5-4(a)(i) through (iv)                      |                     |                                                                                  |                  |
| 5.6 Hazards, Hazardous Materials, and Public Safety                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |                     |                                                                                  |                  |
| <b>5.6-1 The proposed project could expose construction workers and/or future occupants to contaminated soils during site development and/or occupancy in the area of the project site where there were pear orchards.</b> | <b>PA2</b><br>5.6-1<br>a) Prior to approval of Improvements Plans and/or grading permits for locations within the 29-acre area of the former pear orchard affected by elevated contaminant levels in soil, the applicant shall prepare a Soil Management Plan that addresses, at a minimum, the following:<br><br>i) Category I soils (concentrations greater than residential CHHSLs but less than commercial CHHSLs) within proposed single-family residential areas shall be removed and placed in deeper fills, or covered with a 1- to 5-foot-thick clean soil cap, depending on the type of residential product.<br><br>ii) Category I soils within proposed commercial development areas do not require special mitigation, other than management of soils in accordance with standard grading requirements. | Incorporate the provisions of MM 5.6-1(a) into the COA and IP Notes. | Applicant, engineer | IP, TM or DRP for any parcel that includes a portion of the former orchard (PA2) | CDD, PW          |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                       |                    |             |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action                                                                | Implementing Party | Timing      | Monitoring Party |
|                                                                                             | <p>iii) Category II soils (concentrations greater than commercial CHHSLs) shall be removed and placed in deeper fills, or covered with a 1- to 5-foot-thick clean soil cap, or other equally effective impervious surface (e.g., pavement), depending on the type of development.</p> <p>The recommendations of the Soil Management Plan shall be implemented.</p> <p>b) If contaminated soils are encountered during excavation, grading or construction, a qualified professional shall evaluate conditions and make appropriate recommendations. Work shall not commence at the affected location until appropriate actions have been implemented to demonstrate that there would be no unacceptable health risk to exposed individuals or the environment. In the event it is determined small areas would require additional investigation and/or remediation and/or soil management, as described above, grading and/or construction at other locations at the site may be allowed to proceed provided a Soil Management Plan measures are in place to ensure construction workers do not interfere with and are not exposed to potential hazards associated with investigation or remediation. The City shall ensure procedures for ensuring compliance</p> | <p>Include the provisions of MM 5.6-1(b) in the COA and IP Notes.</p> | Applicant          | IP, TM, DRP | CDD, PW          |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action                                                                                                                                                                                                                         | Implementing Party                | Timing                                                                                                                         | Monitoring Party             |
|                                                                                             | with this mitigation measure are documented in construction contracts prior to any site disturbance at unaffected locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |                                   |                                                                                                                                |                              |
|                                                                                             | <p><u>SA</u></p> <p>c) Prior to a discretionary approval in the Study Areas, the subject parcel shall be investigated by a qualified professional (a Registered Environmental Assessor) to determine whether the site was used as an orchard. The boundaries of the investigation shall be the entire proposed area of disturbance for structures, landscaping, infrastructure, and related features. The investigation shall consist of site inspection and records review. A review of aerial photographs, historic maps, and recorded documents shall be completed. Interviews may also be conducted. The results of the assessment shall be provided to the City, and shall include recommendations whether additional investigation is required.</p> <p>d) If there is no evidence of orchards on the site subject to the discretionary approval, the grading permits and plans shall note the potential for previously unidentified hazards to be encountered. Grading permits shall incorporate the following language or equivalent: "Should previously unidentified conditions be encountered that could</p> | <p>Submit to the City an environmental investigation as described in MM 5.6-1(c) to determine if the site was used as an orchard.</p> <p>Incorporate the statement required by MM 5.6-1(d) as a Note on the grading plans.</p> | <p>Applicant</p> <p>Applicant</p> | <p>In conjunction with discretionary action in the Study Areas</p> <p>Grading plans for any discretionary action in the SA</p> | <p>CDD</p> <p>CDD<br/>PW</p> |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action                                                                              | Implementing Party | Timing                                               | Monitoring Party |
|                                                                                             | <p>present a threat to human health or the environment, construction in that immediate area shall cease immediately."</p> <p>e) If there is evidence a development site could be located on or near former orchard operations, soil testing shall be performed and the results reviewed by the qualified professional prior to issuance of the grading or building permit. A Soil Management Plan shall be developed by a qualified professional and implemented, and include the following:</p> <p>i) Category I soils (concentrations greater than residential CHHSLs but less than commercial CHHSLs) within proposed single-family residential areas shall be removed and placed in deeper fills, or covered with a 1- to 5-foot-thick clean soil cap, depending on the type of residential product.</p> <p>ii) Category I soils within proposed commercial development areas do not require special mitigation, other than management of soils in accordance with standard grading requirements.</p> <p>iii) Category II soils (concentrations greater than commercial CHHSLs) shall be removed and placed in deeper fills, or covered with a 1- to 5-foot-thick clean soil cap, or other</p> | Conduct soil testing and prepare a Soil Management Plan as required by MM 5.6-1(e). | Applicant          | Grading plans for any discretionary action in the SA | CDD, PW          |

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| Impact                                                                                                                                         | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                     | Implementing Party | Timing                                                  | Monitoring Party |
|                                                                                                                                                | equally effective impervious surface (e.g., pavement), depending on the type of development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                    |                                                         |                  |
| <b>5.6-2 The proposed project could expose construction workers and/or future occupants to contaminated soils from past mining activities.</b> | <u>PA1/PA2</u><br>5.6-2<br>a) Prior to approval of a grading permit, the geotechnical report, soils report or similar report shall identify all tailings and waste rock from past mining operations within the area to be disturbed.<br><br>If no tailings are to be disturbed, no further action is needed.                                                                                                                                                                                                                                                                                                                                                                                                                                         | Include the provisions of MM 5.6-2(a) in the COA and IP Notes.             | Applicant          | IP, TM or DRP.                                          | CDD, PW          |
|                                                                                                                                                | b) Prior to grading, all tailings and waste rock from past mining operations that would be disturbed by the proposed grading permit shall be investigated for the presence of chemical contaminants associated with historic mining activities, and measures shall be identified and implemented to manage hazards that could present a human health or environmental risk. The investigation shall be conducted under the guidance of a registered environmental professional in accordance with the standards established by the California Department of Toxic Substances Control (DTSC) in its Preliminary Endangerment Assessment Guidance Manual ("PEA Guidance Manual" latest edition) and/or the Abandoned Mine Lands Preliminary Assessment | Include the provisions of MM 5.6-2(b) through (k) in the COA and IP Notes. | Applicant          | IP, TM, DRP for any parcels with tailings or waste rock | CDD, PW          |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | Handbook ("AML Handbook" latest edition), or equally effective method(s), whichever are determined appropriate by the investigator. The results of the already completed Phase One and Phase Two environmental site assessments prepared by Engeo may be used to provide background information regarding the likely nature and sources of contaminants but shall not be used as a substitute for this investigation, nor shall the conclusions regarding potential health risks based upon comparisons to California Human Health Screening Levels (CHHSL) be used as a substitute for a health risk assessment, if it is determined through implementation of Mitigation Measure 5.6-2(d) that a quantitative risk assessment is needed, unless the investigator determines such a comparison is appropriate and provides supporting evidence for that conclusion. All investigations, work plan development and implementation, health risk assessment (if required), remediation (if required), and post-remediation reporting and site controls (if required) identified in Mitigation Measures 5.6-2(b) through 5.6-2(l) shall be subject to DTSC oversight. |        |                    |        |                  |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |                    |        |                  |
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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>c) The investigation shall consist of preparation of a comprehensive soil, tailings/waste piles, surface water, groundwater, and sediment (in the ravines) testing and analysis work plan in accordance with the requirements set forth in these manuals. The work plan shall also include testing and analytical methods to determine whether any soils and/or waste materials would be considered hazardous waste per California standards, taking into account locations where grading and/or soil cut and fill is proposed. The work plan shall also consider the potential for acid mine drainage related to sulfide-bearing rock at the site. Criteria for establishing background and/or naturally occurring levels of metals in soils shall be clearly explained.</p> <p>d) The results of work plan implementation shall be used by a qualified professional to prepare a site investigation report in accordance with DTSC standards that identifies the constituents of concern (COCs), extent and concentrations of COCs, and recommendations whether additional testing and/or human health and/or ecological risk assessments are required.</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>e) If it is determined a human health and/or ecological risk assessment is required, the applicant shall prepare such assessments in accordance with the procedures established by the federal EPA and the DTSC PEA Guidance Manual.</p> <p>f) For locations where the results of the investigation recommend a Soil Management Plan be developed and implemented to ensure contaminants are not released to the environment where they could present a human health or ecological risk, commencement of work in the areas of potential hazard shall not proceed until all requirements set forth in a site-specific Soil Management Plan have been implemented.</p> <p>g) The Soil Management Plan shall be prepared by a registered environmental professional prior to development at any location in the historic mining areas that would be disturbed by site development (including unoccupied park and open space areas subject to Fire Management Plan earthwork) that: (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development; (2) establishes site-specific clean up levels for COCs based on site-specific data; and (3) describes measures to be taken to protect</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, soil management, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Physical controls can be a combination of removal and placement of contaminated soils in deeper fills, placement of an appropriate fill cap, or equally effective measures determined by the preparer of the Soil Management Plan.</p> <p>h) Tailings or waste rock that do not contain hazardous materials at or above levels of concern may be left in place, or reused as fill onsite if the material meets the geotechnical standards for the intended fill, or removed from the site without restriction. If piles of tailings or waste rock are left in place, the slopes of the piles five feet or greater in height shall not be steeper than 2H:1V unless the pile is fenced to restrict access.</p> <p>i) In areas where it has been determined through the process outlined above that no further action is necessary, should previously unidentified conditions be encountered that could present a threat to human health or the environment, construction in that immediate area shall cease immediately. A qualified</p> |        |                    |        |                  |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action | Implementing Party | Timing | Monitoring Party |
|                                                                                             | <p>professional shall evaluate conditions and make appropriate recommendations. Work shall not commence at the affected location until appropriate actions have been implemented to demonstrate that there would be no unacceptable health risk to exposed individuals or the environment.</p> <p>j) In the event it is determined that small areas would require additional investigation and/or remediation and/or soil management, as described above, grading and/or construction at other locations at the site may be allowed to proceed provided Soil Management Plan measures are in place to ensure construction workers do not interfere with and are not exposed to potential hazards associated with investigation or remediation. Procedures for ensuring compliance with this mitigation measure shall be documented in construction contracts prior to any site disturbance at unaffected locations.</p> <p>k) Tailings/waste rock containing metals at levels of concern in areas designated LDR, MDR, ULDR, UHDR, mixed use, open space (OS), or rights-of-way shall be removed and disposed of in an appropriate manner. Tailings/waste rock containing heavy metals at levels of concern in areas designated as open space or right-of-way shall either be fenced to restrict access or removed and disposed of appropriately.</p> |        |                    |        |                  |

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| Impact                                                                                                                                                                | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action                                                                                                                                                                                                                                                                                                | Implementing Party                                         | Timing                                                                                                                                                                                              | Monitoring Party                                       |
|                                                                                                                                                                       | <u>SA</u><br>l) Prior to any discretionary approval within the Study Areas, the subject property shall be investigated to determine if it could contain tailings or waste rock from past mining activities. The investigation may be conducted as part of the geotechnical study, soils report, Phase One Environmental Site Assessment, or similar report.<br><br>m) If the property subject to a discretionary approval could contain tailings and/or waste rock from past mining activities, then Mitigation Measures 5.6-2(a) through (k) shall be implemented. | Include in the geotechnical report, phase 1 ESA, or soils report the area slated for future development an evaluation of any tailings or waste rock as described in MM 5.6-2(l).<br><br>If any tailings or waste rock are present, then include the provisions of MM 5.6-2(b) through (k) in the COA. | Applicant<br><br><br><br><br><br><br><br><br><br>Applicant | In conjunction with any discretionary approval in the Study Areas<br><br><br><br><br><br><br><br><br><br>Any discretionary action for the Study Areas where tailings and/or waste rock are present. | CDD, PW<br><br><br><br><br><br><br><br><br><br>CDD, PW |
| <b>5.6-3 The proposed project could expose construction workers and/or future occupants to naturally occurring asbestos during site development and/or occupancy.</b> | <u>PA1/PA2/SA</u><br>5.6-3<br>a) Prior to approval of grading permits, the geological mapping and geotechnical investigations shall confirm that no soils likely to contain naturally occurring asbestos are present in the areas to be graded under the proposed grading permit. If no naturally-occurring asbestos is found, then no further mitigation is required.                                                                                                                                                                                              | Include the provisions of MM 5.6-3(a) in the COA and IP Notes.                                                                                                                                                                                                                                        | Applicant, engineer                                        | IP, TM, DRP                                                                                                                                                                                         | CDD, PW                                                |

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| Impact                                                                                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action                                                               | Implementing Party          | Timing                                       | Monitoring Party |
|                                                                                                                                                             | b) If it is determined that naturally occurring asbestos does occur within the area subject to the grading permit, then the investigation shall recommend and the applicant shall implement measures to control the naturally-occurring asbestos during site development activities and prevent it from creating health risks to construction workers and/or the public in accordance with the Placer County Air Pollution Control District Rule 228. | Include the provisions of MM 5.6-3(b) in the COA as required         | Applicant, Engineer, PCAPCD | IP, TM, DRP                                  | CDD, PW          |
| 5.6-6 Project occupants could be exposed to physical safety hazards associated with remnants of historic mining activities such as pits, shafts, and adits. | PA1/PA2/SA<br>5.6-6 Implement Mitigation Measure 5.5-4 (see Impact 5.5-4 in Section 5.5, Geology, Soils and Mineral Resources), which requires that a registered geotechnical engineer identify locations where physical mine safety hazards could be present and to ensure implementation of appropriate methods to reduce hazards.                                                                                                                  | See Mitigation Measure 5.5-4                                         |                             |                                              |                  |
| 5.7 Hydrology and Water Quality                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                             |                                              |                  |
| 5.7-3 Post-construction stormwater runoff could contain pollutants that could be discharged to local surface waterways or could infiltrate groundwater.     | PA1/PA2<br>5.7-3<br>a) For those lots in which BMPs would be installed by the developer in backyards, a deed notification (and CC&Rs, if available) shall identify the specific lots with the BMPs and provide informational/ educational materials to homeowners about the locations and                                                                                                                                                             | Include the provisions of MM 5.7-3(a) in the COA, IP Notes and CC&Rs | Applicant                   | In conjunction with submittal of IP, TM, DRP | CDD              |

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| Impact                                                                                                                                                                                          | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                              | Implementing Party    | Timing      | Monitoring Party |
|                                                                                                                                                                                                 | <p>purpose of the BMPs. The CC&amp;Rs shall identify a mechanism requiring affected lot owners to contact the HOA in the event backyard improvements are proposed that could affect the integrity of the BMPs at affected lots, and that affected BMPs are replaced with equally effective BMPs.</p> <p>b) Plaques shall be installed at all storm drains stating that there should be no disposal of contaminants into the drain, because the water flows to natural drainages.</p> | Include the provisions of MM 5.7-3(b) in the COA and IP Notes.                      | Applicant, contractor | IP, TM, DRP | CDD, PW          |
| <b>5.7-4 The proposed project would require vegetation removal that could carry sediment into local waterways or adjacent development via overland flows, which could affect water quality.</b> | <p><u>PA1/PA2</u></p> <p>5.7-4 For any dirt paths that are constructed as part of the BRSP, the Development Agreement and/or Conditions of Approval shall specify a mechanism for periodic inspection of unpaved trails for signs of erosion and the long-term maintenance of trails to minimize the potential for increased erosion as a result of trail use.</p>                                                                                                                   | Include the provisions of MM 5.7-4 in the COA, IP Notes and the CC&R's as required. | Applicant             | IP, TM, DRP | CDD              |
| <b>5.7-7 The proposed project would contribute to cumulative increases in pollutants in stormwater runoff that would be discharged to the watershed.</b>                                        | 5.7-7 Implement Mitigation Measures 5.7-3 and 5.7-4.                                                                                                                                                                                                                                                                                                                                                                                                                                 | See Mitigation Measures 5.7-3 and 5.7-4                                             |                       |             |                  |

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| Impact                                                                                                                               | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                               | Action                                                    | Implementing Party | Timing                 | Monitoring Party |
| <b>5.8 Noise and Vibration</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |                                                           |                    |                        |                  |
| <b>5.8-1 The proposed project would increase traffic noise levels at existing noise-sensitive land uses in the project vicinity.</b> | <u>PA1</u><br>5.8-1<br>a) If a conventional roadway configuration is used for the Herdal Drive Extension, the proposed Herdal Drive Extension shall be paved with noise-reducing materials (such as rubberized asphalt) from the existing terminus of Herdal Drive to the UPRR right-of-way.<br>No mitigation is required for the split roadway configuration under Plan Area 1. | Include the provisions of MM 5.8-1(a) in the COA.         | Applicant          | First TM or DRP in PA1 | PW               |
|                                                                                                                                      | <u>PA2</u><br>b) For either the conventional or split roadway configuration the proposed Herdal Drive Extension shall be paved with noise-reducing asphalt from Auburn-Folsom Road to the UPRR right-of-way.<br>c) Werner Road shall be repaved with noise-reducing materials, such as rubberized asphalt, from Ophir Road to the entrance to Plan Area 2.                       | Include the provisions of MM 5.8-1(b) and (c) in the COA. | Applicant          | First TM or DRP in PA2 | PW               |

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| Impact                                                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action                                                                                 | Implementing Party | Timing                                                                                                   | Monitoring Party |
| 5.8-2 The proposed project could expose noise-sensitive land uses within the project site to elevated traffic noise levels. | PA2/SA 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                        |                    |                                                                                                          |                  |
|                                                                                                                             | 5.8-2<br>a) Any residential development proposed on Parcel 40 or in Study Area 3 within the 65 dB L <sub>dn</sub> traffic noise contours, as shown on Figure 5.8-2, shall include the following measures to ensure I-80 traffic noise does not exceed acceptable limits at the exterior spaces of the residence:<br>1. Primary outdoor activity areas shall be located on portions of the property that are shielded from view of I-80 through existing topography.<br>OR<br>2. Residences with courtyards shall be designed such that the courtyard area is screened from view of I-80 by the building.<br>OR<br>3. The residential structures shall be located between the primary outdoor activity area and I-80.<br>OR<br>4. Individual outdoor activity areas shall be shielded from view of I-80 with localized noise barriers of sufficient height to intercept line of sight between I-80 and the receiver location. | Locate residential development on Parcel 40 or within SA3 as described in MM 5.8-2(a). | Applicant          | PA2 - In conjunction with submittal of TM or DRP for Parcel 40.<br><br>SA3 - Any discretionary approval. | CDD              |

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| Impact                                                                                                            | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action                                                                                                           | Implementing Party | Timing                              | Monitoring Party |
| 5.8-3 The proposed project would expose future exterior areas of residences (backyards) to railroad noise levels. | <u>PA2</u><br>5.8-3<br>a) All residential dwellings located within 500 feet of the railroad tracks, including future dwellings constructed on High-Density Residential parcels within Future Plan Area 2, shall include the following measures to ensure compliance with the City's 45 dB L <sub>dn</sub> interior noise level standard and to reduce the potential for sleep disturbance associated with single-event noise:<br><br>1. All windows and sliding glass doors from which train operations are visible shall have a minimum Sound Transmission Class (STC) rating of 34.<br><br>2. Exterior wall construction shall be stucco siding, or wood siding with a 3/4 inch shear underlayer, or the acoustic equivalent.<br><br>3. All exterior wall cavities shall be fully insulated.<br><br>4. All exterior doors (other than garage doors and sliding glass doors) shall be solid core and fully weather-stripped. | Include the provisions of MM 5.8-3(a) in the COA of all residential projects within 500' of the railroad tracks. | Applicant          | BP, TM, DRP                         | CDD              |
|                                                                                                                   | <u>SA 2</u><br>b) Any residential development proposed in Study Area 2 within the 60 dB L <sub>dn</sub> railroad contours, as shown on Figure 5.8-2, shall include the following measures that ensure noise from the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Locate residential development within SA 2 as described in MM 5.8-3(b).                                          | Applicant          | Any discretionary approval for SA 2 | CDD              |

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| Impact                                                                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                                                                                                         | Implementing Party | Timing                             | Monitoring Party |
|                                                                                             | <p>UPRR trains does not exceed acceptable limits at the exterior and interior spaces of the residence(s):</p> <ol style="list-style-type: none"> <li>1. Primary outdoor activity areas shall be located in areas that are shielded from view of the railroad tracks through existing topography.</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. Residences with courtyards shall be designed such that the courtyard area is screened from view of the railroad tracks by the residential building.</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>3. The residential structures shall be located between the primary outdoor activity area and the railroad tracks.</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>4. Individual outdoor activity areas shall be shielded from view of the railroad tracks with localized noise barriers of sufficient height to intercept line of sight between the noise source and the receiver location.</li> </ol> <p>c) A disclosure statement shall be provided to all prospective residents of dwellings constructed within these noise contours notifying them of the potential for elevated railroad noise exposure under certain atmospheric conditions or periods of particularly high rail volume.</p> | <p>Include in the COA a requirement to provide a disclosure statement as described in MM 5.8-3(c) and (d).</p> | Applicant          | Any discretionary approval for SA2 | CDD              |

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| MITIGATION MONITORING PROGRAM FOR THE<br>BALTIMORE RAVINE SPECIFIC PLAN AND STUDY AREAS EIR     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                    |                                    |                  |
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| Impact                                                                                          | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action                                                                     | Implementing Party | Timing                             | Monitoring Party |
|                                                                                                 | d) All new residential dwellings located in Study Areas 2 within 500 feet of the eastbound railroad tracks, shall include the following measures, or equally effective measures, to ensure compliance with the City's 45 dB L <sub>dn</sub> interior noise level standard: <ol style="list-style-type: none"> <li>1. All windows and sliding glass doors from which I-80 is visible shall have a minimum Sound Transmission Class (STC) rating of 34.</li> <li>2. Exterior wall construction shall be stucco siding, or wood siding with a 3/4 inch shear under-layer, or the acoustic equivalent.</li> <li>3. All exterior wall cavities shall be fully insulated.</li> <li>4. All exterior doors (other than garage doors and sliding glass doors) shall be solid core and fully weather-stripped.</li> </ol> | Locate residential development within SA 2 as described in MM 5.8-3(b).    | Applicant          | Any discretionary approval for SA2 | CDD              |
| <b>5.8-6 The proposed project would expose noise-sensitive land uses to construction noise.</b> | <u>PA1/PA2</u><br>5.8-6<br>a) All internal combustion engines associated with stationary and mobile construction equipment shall have adequate mufflers equal to or better than those supplied with the equipment by the manufacturer.<br>b) Onsite construction staging areas shall be located a minimum of 100 feet from existing residential areas, preferably in areas shielded from view of those                                                                                                                                                                                                                                                                                                                                                                                                          | Include the provisions of MM 5.8-6(a) through (d) in the COA and IP Notes. | Applicant          | IP, TM, DRP                        | CDD              |

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| Impact                                                                                              | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action                                                    | Implementing Party | Timing                             | Monitoring Party            |
|                                                                                                     | <p>residential areas by intervening topography. Offsite construction staging areas shall be located as far as practical from residential areas.</p> <p>c) Onsite rock crushing equipment shall be located at least 1,000 feet from occupied residences, unless the location is completely shielded from view of residences by intervening topography. Regardless of shielding, portable rock crushing equipment shall not be located within 500 feet of occupied residences.</p> <p>d) In the event that blasting is required as part of project construction, a qualified blasting consultant shall design and conduct blasts in a manner which prevents damage to existing structures. In addition, nearby residents shall be notified in advance of blasting dates and times to reduce the potential for those residents being startled by the blasting event.</p> |                                                           |                    |                                    |                             |
| <b>5.8-7 The proposed project would contribute to cumulative increases in traffic noise levels.</b> | 5.8-7 Implement Mitigation Measure 5.8-1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | See Mitigation Measure 5.8-1                              |                    |                                    |                             |
| <b>5.9 Public Services</b>                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                           |                    |                                    |                             |
| <b>5.9-3 The proposed project would require fire and emergency services.</b>                        | <u>SA</u><br>5.9-3 Prior to approval of any discretionary permit in the Study Areas, the Auburn Fire Department shall review project plans for fire safety standards, including adequate ingress and egress, and fuel modification.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Review plans submitted for development in the study areas | Applicant          | Any discretionary action in the SA | Auburn Fire Department, CDD |

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| Impact                                                                                                                                | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action                                                                                                                             | Implementing<br>Party   | Timing                                              | Monitoring<br>Party |
| 5.9-4 The proposed project would intermix residences with wildlands, which could increase risks associated with wildland fire hazard. | <u>SA</u><br>5.9-4 Implement Mitigation Measure 5.9-3.                                                                                                                                                                                                                                                                                                                                                                                                                           | See Mitigation Measure 5.9-3                                                                                                       |                         |                                                     |                     |
| 5.10 Public Utilities                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                    |                         |                                                     |                     |
| 5.10-6 The proposed project would generate additional wastewater.                                                                     | <u>PA1</u><br>5.10-6 At issuance of the 76 <sup>th</sup> building permit, the project applicant shall fund, and the City shall construct, a new South Auburn pump station with a capacity of 700 gpm.                                                                                                                                                                                                                                                                            | Fund the construction of the South Auburn pump station to a capacity of 700 gpm.                                                   | Applicant for PA1       | At issuance of the 76 <sup>th</sup> building permit | CDD, PW             |
| 5.10-7 The proposed project would contribute cumulative increases in wastewater flows to the WWTP.                                    | <u>PA1/PA2/SA</u><br>5.10-7 The proposed project shall pay its fair share toward WWTP improvements through the payment of sewer fees at the time that building permits are issued.                                                                                                                                                                                                                                                                                               | Pay sewer fees in place at the issuance of building permit.                                                                        | Applicant               | BP                                                  | CDD                 |
| 5.11 Transportation and Circulation                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                    |                         |                                                     |                     |
| 5.11-1 The proposed project would increase congestion on the local roadway system.                                                    | <u>PA2</u><br>5.11-1 Prior to issuance of the first building permit for Future Plan Area 2, the project applicant for Future Plan Area 2 shall construct or fund the following improvements to the intersection of Auburn-Folsom Road/Herdal Drive/Sacramento Street:<br><br>a) Modify the eastbound approach of Herdal Drive to have an exclusive left-turn lane and a shared through/right-turn lane, and<br><br>b) Parking shall be prohibited on both sides of Herdal Drive. | Fund or construct the improvements to the Auburn Folsom Road/Herdal Drive/Sacramento Street intersection as required by MM 5.11-1. | First applicant for PA2 | First building permit for PA2                       | CDD                 |

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| Impact                                                                                              | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action                                                                                      | Implementing Party | Timing                                                                            | Monitoring Party |
|                                                                                                     | The project applicant shall be eligible for reimbursement if appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                             |                    |                                                                                   |                  |
| <b>5.11-2 The proposed project would increase congestion on the state highway system.</b>           | <u>PA2</u><br>5.11-2 If and when the City and County enter into an enforceable, reciprocal agreement for collection of traffic fees, the applicant for Future Plan Area 2 shall provide funding as specified in the agreement to the City for transmittal to the County for a signal, or shall install a traffic signal or other specified improvement at the intersection of Newcastle Road/ Interstate 80 westbound ramps. The applicant shall be eligible for reimbursement if and when fees are collected from other projects for their fair share toward the improvement. The timing of improvement may be delayed if requested by Caltrans and/ or the County in order to accommodate the planned reconstruction of the Newcastle Road overpass. | Fund or install the traffic signal or other specified improvement as required by MM 5.11-2. | Applicant for PA2  | As specified in the enforceable reciprocal agreement between the City and County. | CDD              |
| <b>5.11-3 The proposed project would create a demand for public transit services or facilities.</b> | <u>PA1/PA2</u><br>5.11-3 The project applicant shall provide bus stops along the Herdal-Werner Connector. The timing and location of the bus stops shall be determined by the City of Auburn in consultation with Auburn Transit. The bus stop locations shall be determined prior to approval of Improvement Plans for each Plan Area.                                                                                                                                                                                                                                                                                                                                                                                                                | Show bus stops as indicated in MM 5.11-3 on IP.                                             | Applicant          | IP                                                                                | PW, Transit, CDD |

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| Impact                                                                                                               | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action                                                                                       | Implementing Party           | Timing                                                                                     | Monitoring Party       |
| 5.11-6 The proposed project would contribute to cumulative increases traffic congestion on the local roadway system. | PA1/PA2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                              |                              |                                                                                            |                        |
|                                                                                                                      | 5.11-6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                              |                              |                                                                                            |                        |
|                                                                                                                      | a) At the issuance of the 76 <sup>th</sup> building permit, the project applicant for Plan Area 1 shall fund or install the following improvements: <ul style="list-style-type: none"> <li>i. Lincoln Way/Maple Street/Auburn-Folsom Road: Modify the signal timing to provide a westbound right-turn overlap phase.</li> <li>ii. Maidu Drive/Auburn-Folsom Road: Modify the northbound approach to provide either (1) an exclusive through lane and shared through/right-turn lane, or (2) two exclusive through lanes and an exclusive right-turn lane.</li> </ul> b) At issuance of the first building permit for Future Plan Area 2, the Future Plan Area 2 project applicant shall implement Mitigation Measure 5.11-1 for the Auburn-Folsom Road/ Herdal Drive/Sacramento Street intersection. | Modify signal timing<br><br>Install or fund the improvements identified in MM 5.11-6(a)(ii). | PW<br><br>Applicant for PA 1 | With the 76 <sup>th</sup> building permit<br><br>With the 76 <sup>th</sup> building permit | CDD, PW<br><br>CDD, PW |
|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | See Mitigation Measure 5.11-1                                                                |                              |                                                                                            |                        |
| 5.11-7 The proposed project would contribute to cumulative increases in congestion on the state highway system.      | PA1/PA2/SA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | See Mitigation Measure 5.11-2                                                                |                              |                                                                                            |                        |
| 5.11-8 The proposed project would contribute to cumulative demand for public transit services and facilities.        | 5.11-8 Implement Mitigation Measure 5.11-3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | See Mitigation Measure 5.11-3.                                                               |                              |                                                                                            |                        |

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